FILE BOX 19B

WARRANTY DEED

STATE OF TENNESSEE 01-2-36-D
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,250.00

Edith J. Guthrie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/28/01 15:17 2pgs
Fees:11.00 Taxes:478.23
20010228-0018748

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDITH J. GUTHRIE (NAME)	" NEW OWNER " (NAME)	MAP 142-07-0-C
208 Myhr Green (ADDRESS)	(ADDRESS)	PARCEL 005CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	F.B.#:09D-79967

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HOWART TURNER BEARD, TRUSTEE OF THE ESTELLE M. BEARD, FAMILY TRUST AGREEMENT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDITH J. GUTHRIE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 5 of Ashley Green, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the provisions of a Master Deed for Ashley Green, of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312, corrected in Book 7467, Page 279, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed; said Register's Office, for a more complete identification and description of such unit.

BEING part of the same property conveyed to Howart L. Beard and wife, Estelle M. Beard, by Deed from Rochford Realty and Construction Co., Inc., a Tennessee Corporation, of record in Book 7875, Page 487, Register's Office for Davidson County, Tennessee. The said Howart L. Beard and Estelle M. Beard having since died and the said Howart L. Beard Predeceasing Estelle M. Beard, by Will of Estelle M. Beard, Deceased of record in (*) THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or

CONTINUED

unimproved ( )
This is improved (X) property, known as 208 Myhr Green, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of February, 2001

HOWART TURNER BEARD, TRUSTEE OF THE ESTELLE M. BEARD, FAMILY TRUST AGREEMENT
By: Howart Turner Beard, Trustee
Howart Turner Beard, Trustee

Legal Continued from Page 1

hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Poplar Ridge Condominiums, Register's Office for Davidson County, Tennessee, of record aforementioned; and this conveyance is further subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8556, Page 11, supplement and amendment in Book 9383, Page 526, and rerecorded in Book 9662, Page 869, said Register's Office; By-Laws of record in Book 8556, Page 25, said Register's Office; Articles of Incorporation of record in Book 7382, Page 225, and amended in Book 7820, Page 605, Book 8235, Page 521, and Book 8584, Page 20, all of record in the Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HOWART TURNER BEARD, TRUSTEE OF THE ESTELLE M. BEARD, FAMILY TRUST AGREEMENT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of February, 2001.

My Commission Expires: 05/28/03

Notary Public

(*) Will Book 227, Page 174, Probate Court for Davidson County, Tennessee, the subject property was Devised to the Estelle M. Beard Living Trust, pursuant to the terms of the said Estelle M. Beard Living Trust, the said Howart Turner Beard was appointed Trustee.